



MINOR SUBDIVISION LOT SPLIT SURVEY FOR  
**KEITH WINTERTON**  
SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
ROOSEVELT CITY, UTAH

**ORIGINAL DESCRIPTION** BOOK A721, PAGE 544  
Commencing at the Northwest Corner of Section 28, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
Thence North 89°57'07" East 1153.03 feet along the North line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING;  
Thence North 89°57'07" East 304.00 feet along said North line;  
Thence South 00°00'00" East 171.52 feet to the North property line shown on the plat filed as County Surveyor No. 1235 in the Duchesne County Surveyor's office;  
Thence North 84°28'43" West 199.93 feet along said property line;  
Thence North 61°13'00" West 59.50 feet along said property line;  
Thence North 43°24'00" West 41.20 feet along said property line;  
Thence North 14°42'49" West 96.62 feet along said property line to the TRUE POINT OF BEGINNING, containing 1.00 acres. Said parcel being subject to that portion being used as County Road right-of-way.

**DESCRIPTION OF PARCEL A**  
Commencing at the Northwest Corner of Section 28, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
thence North 89°57'07" East 1153.03 feet along the North line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING;  
thence North 89°57'07" East 189.00 feet along said North line;  
thence South 00°00'00" East 160.31 feet to the North property line shown on the plat filed as County Surveyor No. 1235 in the Duchesne County Surveyor's office;  
thence North 84°28'43" West 84.40 feet along said property line;  
thence North 61°13'00" West 59.50 feet along said property line;  
thence North 43°24'00" West 41.20 feet along said property line;  
thence North 14°42'49" West 96.62 feet along said property line to the TRUE POINT OF BEGINNING, containing 24524 square feet. Said parcel being subject to the North 33 feet wide portion being used as City Street right-of-way.

**DESCRIPTION OF PARCEL B**  
Commencing at the Northwest Corner of Section 28, Township 2 South, Range 1 West of the Uintah Special Base and Meridian;  
thence North 89°57'07" East 1342.03 feet along the North line of the NW1/4 of said Section to the TRUE POINT OF BEGINNING;  
thence North 89°57'07" East 115.00 feet along said North line;  
thence South 00°00'00" East 171.52 feet to the North property line shown on the plat filed as County Surveyor No. 1235 in the Duchesne County Surveyor's office;  
thence North 84°28'43" West 115.54 feet along said property line;  
thence North 00°00'00" West 160.31 feet to the TRUE POINT OF BEGINNING, containing 19,081 square feet. Said parcel being subject to the North 33 feet wide portion being used as City Street.

**SURVEYOR'S CERTIFICATE**  
I, JERRY D. ALLRED, DUCHESNE COUNTY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 148951 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED FROM THE FIELD NOTES AND ELECTRONIC DATA COLLECTOR FILES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT THE MONUMENTS INDICATED WERE FOUND OR SET DURING SAID SURVEY, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, OF 20\_\_\_\_.

STEPHEN POTTER  
DUCHESNE COUNTY TREASURER

**CITY PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ROOSEVELT CITY PLANNING COMMISSION.

**CITY COUNCIL APPROVAL AND ACCEPTANCE**  
APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ROOSEVELT CITY COUNCIL.

ATTEST: CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

**COUNTY RECORDER'S CERTIFICATE**  
STATE OF UTAH  
COUNTY OF DUCHESNE } SS  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND IS DULY RECORDED.  
FILING NO. \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_

COUNTY SURVEYOR FILE NO. **3860**  
**JERRY D. ALLRED & ASSOCIATES, INC.**  
SURVEYING CONSULTANTS  
1235 NORTH 700 EAST--P.O. BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352